

Riggs Road and South Dakota Avenue Area Development Plan

Executive Summary of Plan Revisions

The Riggs Road and South Dakota Avenue Area Development Plan was released on October 9, 2008. A notice was published in the District of Columbia Register that announced the publication of the plan and the commencement of the thirty (30) day public comment period which concluded on November 13, 2008.

To provide the opportunity for oral testimony on the draft plan, a Mayoral Public Hearing was held on November 13, 2008. In addition to the testimony received at the Mayoral Public Hearing, the Office of Planning received written comments. A copy of the hearing transcript and the written comments are included in the legislative package.

Plan Revisions and Summary of Comments:

The Office of Planning responded to 46 individual comments received through the public comment period, which included testimony received during the Mayoral Hearing. The following key revisions to the Riggs Road and South Dakota Avenue Area Development Plan are in response to those comments:

General Comments & Formatting

1. An executive summary has been expanded to include graphics and key development concepts highlighted in the plan. This format serves as a key component to providing a quick and compelling portrayal of the redevelopment vision for the planning area. (Executive Summary, pg. 3)
2. Land use designation changes for three opportunity sites are recommended in the Plan. For these sites, changes to the underlying zoning will need to occur through the Zoning Map amendment process and possibly a Planned Unit Development process (PUD). Additional language explaining the map amendment process and PUD were added. (New Chart on pg. 4, and subsequent language on pg. 26, 27, and 44).
3. Development timeframes for all development opportunity sites were restructured to define short, mid and long term timeframes which are more suitable for development expectations than specific years. (Throughout Plan)
4. The Plan's graphics and illustratives have been improved throughout the Plan and will further complement the development concepts noted in the recommendations. (Appendix, Section 6.0)
5. The Plan's pagination and page orientation has been changed to support a more visually appealing format for potential readers.

Planning Process

1. This plan was developed in partnership with the Lamond Riggs Development Task Force. Community meetings and public process information noted currently in the Plan has been updated to reflect more recent correspondences with the Lamond Riggs Development Task Force. Where appropriate, the Plan emphasizes how instrumental this community group had been during the development of this Plan. (Introduction, Section 1.0).

Development, Planning, and Zoning

1. Since the public hearing, OP received community comments to revisit the proposed land use classification for the Riggs Road North Site. Property owners suggested further analysis because the current PDR land use designation would not support the types of revitalization expected for the site.
 - The Riggs Road North opportunity site has been further analyzed and recommended to support a Change from a PDR land use designation to moderate commercial density. (Redevelopment Framework, Section 3.0, pg. 30 and supporting graphic changes throughout text).
 - Additional language regarding this site's suitability for supporting the Green industry supports a suitable transitional use for the site. (Redevelopment Framework, Section 3.0, pg. 30)
2. The Clark Development at Fort Totten is not a highly regarded development because of its lack of architectural and urban design compatibility within the neighborhood. Community concerns indicated that proposed new development concepts surrounding the Clark development should provide more prescriptive guidance to scale and urban design.
 - Language has been added to the Plan to replace any reference of future development being compatible to the Clark development project at Fort Totten. (Redevelopment Framework, Section 3.0).
 - Specific language to adjacent opportunity sites has been added. (Fort Totten East and Riggs Plaza, pgs. 32 and 36)
3. Various comments suggested the Plan's text should provide more guidance to improve pedestrian connectivity, especially around the Fort Totten station.
 - Language has been added to the Plan to reinforce pedestrian connectivity to Fort Totten Station and vicinity; further information regarding the proposed Metropolitan Branch Trail has been added. (Parks and Open Space Section 2.0, and the Redevelopment Framework, Section 3.0, pg. 38-39).
 - Plan language has also been revised to target specific locations where improved pedestrian and bicycle connectivity can be realized in future development concepts such as the Fort Totten East and Riggs Plaza Apt. (Redevelopment Framework, Section 3.0, pgs 32, 33, 36).
 - Additional language was added to support pedestrian connections from the Clark development to the Metro through 3rd street. (Redevelopment Framework, Fort Totten West discussion)
 - Language has been added to further emphasize that all future development should enhance the existing transportation network, through walkable blocks and enhanced connectivity to the intersection and the Transit Station. (Redevelopment Framework, Section 3.0, pgs. 32,33 36-39)
4. Other comments suggested that the provision of new parks and open space should be included in the overall discussion of each opportunity site and targeted to specific areas in the planning area.
 - Additional language was added to communicate that although the neighborhood has a wealth of green and open space, much of it is underutilized and inaccessible to pedestrians. Language was added to provide clearer direction to opportunities where parks and open space should be prioritized. (Parks and Open Space Section 2.0, Redevelopment Framework, Section 3.0 and the Recommendations Section 4.0 pg. 45).

5. In ongoing discussions with WMATA, additional language was added in the plan to support proposed development concepts for the WMATA Kiss and Ride as recommended in the Fort Totten's Station Access Study.
 - Specific language supporting development that will further enhance the neighborhoods sense of place, safety and accessibility of the site and broader station area was added to Redevelopment Framework, Section 3.0, Fort Totten West Opportunity Site)
6. The Plan has an extensive appendix that includes the planning area's market analysis and assumptions and detailed maps of each opportunity site.(Appendix, Section 6.0).